

AGENDA
CITY OF SEDONA
PLANNING AND ZONING COMMISSION
WORK SESSION
THURSDAY, MARCH 28, 2013, 3:30 P.M.

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a work session open to the public on **Thursday, March 28, 2013, at 3:30 p.m.** in the **Vultee Conference Room** located at 102 Roadrunner Drive, Sedona, Arizona.

The purpose of the work session is for Commissioners to convey to staff any questions, comments, concerns or requests for additional information they may have regarding items on this agenda. The public is encouraged to attend the work session. Opportunities for public participation and comments on the referenced agenda items should be reserved, however, for the Planning and Zoning Commission's public hearing on this item. **NOTE: Times noted on the agenda are approximations only and may vary.**

The Order of Business shall be as follows:

1. Verification of Notice, Call to Order, and Roll Call. (5 minutes; 3:30 – 3:35)
2. Welcome and oath of office for new Commissioner. (5 minutes; 3:35 – 3:40)
3. Discussion regarding current planning projects. (5 minutes; 3:40 – 3:45)
4. Introduction/discussion regarding the agenda items for the regularly scheduled meeting of Tuesday, May 7, 2013: (1 hour, 15 minutes; 3:45 – 5:00)
 - A. Discussion regarding a request for Subdivision/Condominium Conversion approval to create 6 airspace units for individual sale in an existing office building at 30 Kayenta Court (Kayenta Plaza). The property is zoned C-2 (General Commercial) and has a 5,668 square foot office building. A general description of the area affected includes but is not limited to the northeastern terminus of Kayenta Court. The property is approximately 0.42 acres and is further identified as Assessor's Parcel Number 408-24-343. (15 minutes)

Applicant: ATL Holdings, LLC
Case Number: PZ13-00004 (SUB)
Staff: Cari Meyer
 - B. Discussion regarding a request for Conditional Use Permit approval to operate an outdoor food service business at 1695 W Highway 89A (Over the Edge Bikes).

The property is zoned C-2 (General Commercial) and has an approximately 1,300 square foot bike shop. A general description of the area affected includes but is not limited to the southern side of W Highway 89A between Northview Road and View Drive. The property is approximately 0.28 acres and is further identified as Assessor's Parcel Number 408-26-431. (15 minutes)

Applicant: Jonathon Kerchner
Case Number: PZ13-00005 (CUP)
Staff: Cari Meyer

- C. Discussion regarding a request for Development Review approval to redesign a portion of the previously approved Park Place Condominiums Project (DEV 2002-16 & SUB 2002-08) at 3865 W Highway 89A. The redesigned units will be smaller units with decreased height and lot coverage. The applicant is also requesting approval of a new community building. The project site is zoned RM-2 (High Density Multi-Family Residential). The parcel was originally approved for 88 residential condominium units. Twelve of the approved units have been built and the rest of the site is vacant. A general description of the area affected includes but is not necessarily limited to the area on the southern side of W Highway 89A across from Bristlecone Pines Road and adjacent to the Foothills South Subdivision. The project site is approximately 7.94 acres and is further identified as Assessor's Parcel Number 408-11-531. (45 minutes)

Applicant: Don Woods
Case Number: PZ13-00002 (DEV)
Staff: David Nicolella

5. Discussion regarding the Draft Energy Policy proposed by the Sustainability Commission (30 minutes, 5:00 -5:30 pm)
6. Adjournment. (5:30)

NOTE: This is to notify the public that members of the City Council and other Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

Note: Pursuant to A.R.S. §38-431.02(B) notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold the above open meeting. The Planning and Zoning Commission may vote to go into executive session on any agenda item, pursuant to A.R.S. §38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Vultee Conference Room is accessible to people with disabilities, in compliance with the Federal “504” and “ADA” laws. Those with needs for special typeface print, may request these at the Clerk’s Office. All requests should be made twenty-four hours prior to the meeting.

Kevin Snyder, Director
Department of Community Development

Marty Losoff, Chairman
Planning and Zoning Commission

Posted Date: _____ Time: _____ By: _____